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2302, 42 Cranbrook Gardens SE Calgary, Alberta

MLS # A2356052

$332,999

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	2
Garage:	Garage Door Opener, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 357
Basement:	-	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Vacant and ready to view, this west-facing condo at Riverstone Manor in Cranston offers immediate possession. Built in 2023, the 860 sq. ft. home features two bedrooms, two full bathrooms and a private balcony where you can enjoy the late-day light. High ceilings and luxury vinyl plank flooring carry through the open living and dining area. At the heart of the home, a generous quartz island with seating anchors the kitchen, which features upgraded cabinetry, quartz countertops and stainless steel appliances. The primary suite includes a walk-through closet and a private four-piece ensuite. A second bedroom works well for guests or a home office, and the separate in-suite laundry room has space for extra storage. Titled heated underground parking, elevator access and visitor parking make coming and going easy. Explore the nearby Bow River pathways and Fish Creek Park, with Seton shopping, dining and South Health Campus a short drive away. Photos show the home furnished, and the unit is currently vacant. Book a private showing at a time that works for you.

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